

HIGHWAY COMMERCIAL
FOR SALE
40TH AVENUE, INNISFAIL



ORIGINAL LISTING PRICE:
~~**\$1,526,000.00**~~

NEW PRICE:
\$779,000.00

Price is for the purchase of all 4x lots combined

PRESENTED BY

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THE LOTS AVAILABLE

40th AVENUE, INNISFAIL NE

There are four parcels of land available for sale for the combined low price of \$779,000. Located on the North East corner of Innisfail on 40th Avenue, these lots are in between Highway 2 and Highway 2A giving these locations high exposure to daily traffic.

- » Lot # 5115 (1.58 Acres)
- » Lot # 5135 (1.63 Acres)

- » Lot # 5125 (1.51 Acres)
- » Lot # 5130 (2.91 Acres)



LOCATION:

Innisfail, Alberta
Plan: 0426753, Block: 4
Lots: 9,12,13 &14



LOT SIZES:

1.51 to 7.63
Acres of land available



ZONING:

HWY-C Highway
Commercial District



SALE PRICE:

5115 - \$316,000
5125 - \$302,000
5135 - \$326,000
5130 - \$582,000

~~-\$1,526,000.00~~

\$779,000.00

Price of all 4 lots
combined



Traffic Count

Highway 2A = ± 3,370 Going North
± 4,410 Going South

Highway 2 = ± 29,020 Going North
± 27,100 Going South

AMENITIES / MAP



ABOUT INNISFAIL

Innisfail is a town in central Alberta, Canada. It is located in the Calgary - Edmonton Corridor, south of Red Deer at the junction of Highway 2 and Highway 54

Population = **7,655 (2021)**

Distance

Edmonton = **184 km**

Calgary = **120 km**

Red Deer = **37.3 km**



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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